



11 July 2017

ASX ANNOUNCEMENT

GROWTHPOINT PROPERTIES AUSTRALIA (ASX Code: GOZ)

Growthpoint acquires 18.2% interest in Industria REIT

Growthpoint Properties Australia ("**Growthpoint**") has acquired an 18.2% interest in Industria REIT ("**IDR**") for approximately \$68.1 million, representing \$2.30 per IDR security. The acquisition was funded from undrawn debt facilities.

IDR listed on the ASX in December 2013 and as at 31 December 2016 owned a portfolio of 8 office and 7 industrial properties, valued at \$552.3 million, located across major Australian cities. The majority of IDR's assets are complementary to Growthpoint's being largely modern with long weighted average lease terms to quality tenants.

Based on IDR management guidance provided on 13 June 2017, the investment in IDR reflects an FY17 FFO yield of 7.9% for Growthpoint. The acquisition is forecast to be accretive to Growthpoint's projected FY18 FFO. However, the acquisition is not material to FY18 guidance provided to the market, nor gearing. Further details are expected to be provided with Growthpoint's annual results release on 21 August 2017.

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Growthpoint Properties Australia

Growthpoint Properties Australia is a publicly traded ASX listed A-REIT (ASX Code: GOZ) that specialises in the ownership and management of quality investment property. After allowing for recently announced transactions, Growthpoint owns interests in a diversified portfolio of 57 office and industrial properties throughout Australia valued at approximately \$3.1 billion and has an investment mandate to invest in office, industrial and retail property sectors.

Growthpoint is included in the S&P/ASX 200 Index and has been issued with an investment grade rating of Baa2 for senior secured debt by Moody's.

Growthpoint aims to grow its portfolio over time and diversify its property investment by asset class, geography and tenant exposure through individual property acquisitions, portfolio transactions and corporate activity (M&A transactions) as opportunities arise.

Important notice and disclaimer

This announcement includes certain forward-looking statements that are based on information and assumptions known to date and are subject to various risks and uncertainties. Actual results, performance or achievements could be significantly different from those expressed in, or implied by, these forward-looking statements. Such forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of Growthpoint. These factors may cause actual results to differ materially from those expressed in the statements contained in this announcement.